

ORDINANCE NO. O2025-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, ANNEXING TO THE CITY OF YUMA, A PORTION OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 22 WEST OF THE GILA AND SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA, AND AMENDING CHAPTER 154 OF THE YUMA CITY CODE, AS AMENDED, DESIGNATING THE ZONING OF CERTAIN PROPERTY TO THE LIGHT INDUSTRIAL (L-I) AND DESIGNATING CERTAIN PROPERTY TO THE AGRICULTURE (AG) ZONING DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM THERETO, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AS AMENDED

WHEREAS, a petition in writing ("Petition"), accompanied by a map or plot of said property, having been filed and presented to the Mayor and City Council of the City of Yuma, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Yuma in the event of annexation of the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Yuma and not now embraced within its corporate limits, asking that the property more particularly hereinafter described be annexed to the City of Yuma, and to extend and increase the corporate limits of the City of Yuma so as to embrace the same; and,

WHEREAS, the Mayor and City Council of the City of Yuma, Arizona, are desirous of complying with the Petition and extending and increasing the corporate limits of the City of Yuma to include said territory; and,

WHEREAS, the Petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Yuma and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the Petition had been signed by any owner of real and personal property in such territory; and,

WHEREAS, the provisions of A.R.S. § 9-471, as amended, have been fully observed; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of City Clerk of the City of Yuma, Arizona, together with a true and correct copy of the original Petition referred to herein, which is on file in the office of the Yuma County Recorder; and,

WHEREAS, upon annexation the initial designation for zoning of the property described in Section 2 shall be Light Industrial (L-I) District, as provided for in A.R.S. § 9-471, and amendments thereto; and,

WHEREAS, upon annexation the initial designation for zoning of the property described in Section 3 shall be Agriculture (AG) District, as provided for in A.R.S. § 9-471, and amendments

thereto; and,

WHEREAS, the City Council has considered the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma, as follows:

SECTION 1: That the following described territory be, and the same hereby is, annexed to the City of Yuma, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City of Yuma corporate limits, to wit:

*The East half of Lot 1, Section 18, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona; and
The East half of the North half of Lot 2, Section 18, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona; and
Parcels A and B of The Franks Ranch Land Division (LDP 22-09), dated 7/20/2022, FEE # 2022-24338, recorded in Book 34 of Plats , Page 19, Yuma County Records; EXCEPT the North 33.00 feet of said Parcel B; and
The South 33.00 feet of the East 656.26 feet of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona; and
The South 33.00 feet of the Southwest quarter of the Southeast quarter of the Southwest quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona.*

Containing a total of 65.86 Acres, more or less.

SECTION 2: That the following described territory be, and the same hereby is, placed in the Light Industrial (L-I) District, as defined by Chapter 154 of the Yuma City Code, as amended, pursuant to the provisions provided for in A.R.S. § 9-471, as amended; that said property upon this Ordinance becoming final, be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Light Industrial (L-I) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, be hereby ordered to be changed and amended so as to show that said property described below will be located within the District herein provided.

*Parcels A and B of The Franks Ranch Land Division (LDP 22-09), dated 7/20/2022, FEE # 2022-24338, recorded in Book 34 of Plats , Page 19, Yuma County Records; EXCEPT the North 33.00 feet of said Parcel B; and
The South 33.00 feet of the Southwest quarter of the Southeast quarter of the Southwest quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona.*

Containing a total of 35.19 Acres, more or less.

SECTION 3: That the following described territory be, and the same hereby is, placed in the Agriculture (AG) District, as defined by Chapter 154 of the Yuma City Code, as amended, pursuant to the provisions provided for in A.R.S. § 9-471, as amended; that said property upon this Ordinance becoming final, be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Agriculture (AG) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, be hereby ordered to be changed and amended so as to show that said property described below will be located within the District herein provided.

*The East half of Lot 1, Section 18, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona; and
The East half of the North half of Lot 2, Section 18, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona; and
The South 33.00 feet of the East 656.26 feet of the Southwest quarter of the Southwest quarter (SW¼SW¼) of Section 7, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona;*

Containing a total of 30.67 Acres, more or less.

SECTION 4: That a copy of this ordinance, together with the attached map of the territory hereby annexed to the City of Yuma, certified by the Mayor of the City of Yuma, be forthwith filed and recorded in the office of the County Recorder of Yuma County, Arizona.

Adopted this _____ day of _____, 2025.

APPROVED:

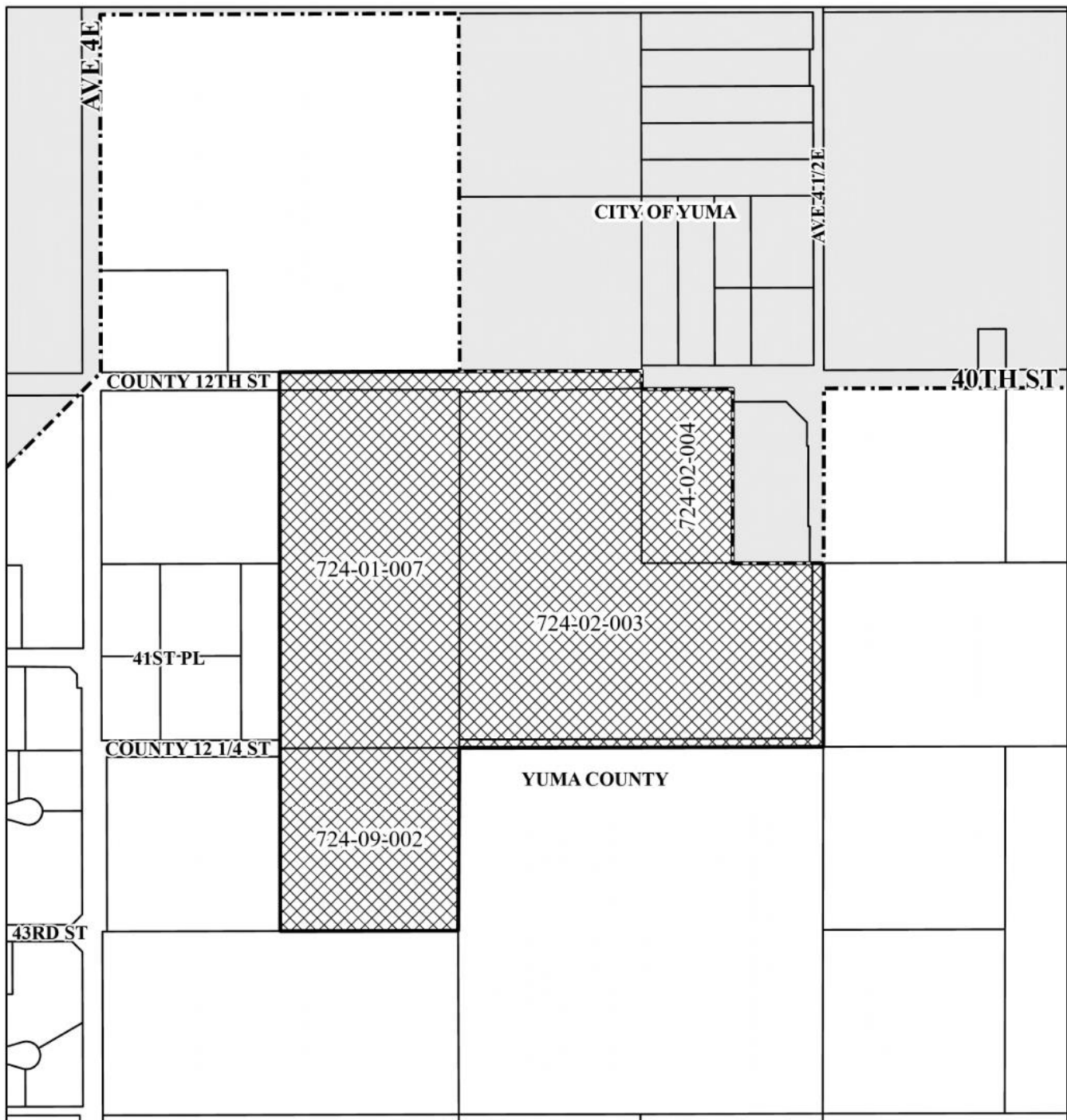
Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



Annexation Map Produced Pursuant to A.R.S. §9-471

NOT TO SCALE
DEPARTMENT OF COMMUNITY
DEVELOPMENT GIS

City of Yuma, Arizona
Annexation Area No. 44331-2025

 City of Yuma
 Annexation Area

The City of Yuma shall maintain the rights-of-way and roadways that are within the annexation boundaries. Yuma County shall maintain the rights-of-way and roadways that are contiguous to and outside the annexation boundaries.